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MINUTES OF RDA SPECIAL MEETING – AUGUST 11, 2009

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, AUGUST 11, 2009, AT 8:12 P.M., IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY VICE CHAIRMAN WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Russ Brooks
Carolynn Burt
Joel Coleman
Dennis J. Nordfelt
Steve Vincent

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

ABSENT: Corey Rushton

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Nicole Cottle, CED Director
Richard Catten, City Attorney
John Evans, Fire Chief
Layne Morris, Community Preservation Director
Buzz Nielsen, Police Chief
Mike Richards, Acting Parks and Recreation Director
Gary Dunn, Finance Department
Brent Garlick, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

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OPENING CEREMONY

The Opening Ceremony was previously conducted by Mike Winder who informed it was Councilmember Joel Coleman's birthday, and he then led everyone in attendance in singing "Happy Birthday."

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RESOLUTION NO. 09-17, APPROVE EXHIBIT G TO THE AGREEMENT BETWEEN THE AGENCY, JORDAN RIVER MARKETPLACE, LLC, AND WEST VALLEY CITY FOR THE DEVELOPMENT AND REDEVELOPMENT OF REAL PROPERTY LOCATED IN THE JORDAN RIVER REDEVELOPMENT AREA

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 09-17 which would approve Exhibit G to the Agreement between the Agency, Jordan River Marketplace, LLC, and West Valley City for the development and redevelopment of real property located in the Jordan River Redevelopment Area.

Mr. Pyle stated the Agency had approved provisions of the Jordan River Marketplace ADL (Agreement for Disposition of Land) under Resolution No. 09-10 on May 19, 2009, specifically subject to approval of the terms of Exhibit G. He advised Exhibit G was intended to ensure the type of multicultural development envisioned by the Agency would be built by the developer. He indicated approval of Exhibit G would be required before the ADL could be finalized. He indicated items covered by the exhibit included the mix of retail products, the percentage of space allocated to different types of products, and the number and size of anchor tenants and chain stores.

The Chief Executive Officer further stated that in June of 2008, the City selected Ascent Construction Company as the successful respondent to the Jordan River Marketplace RFP (Request for Proposals). He also stated, since that time the developer and the City had worked to prepare the site for development and ensure it would be as successful as possible. He reported efforts had included: resolving wetland issues; working with Rocky Mountain Power and the Utah Department of Transportation (UDOT) for necessary approvals; securing State, County, and private parcels to help consolidate the development site; and negotiating the ADL between Ascent Construction, the Redevelopment Agency, and West Valley City. He indicated that on May 19, 2009, when the ADL was approved, the approval had been subject to Exhibit G being prepared and approved to define the product mix and the building type of the proposed international marketplace.

Chief Executive Officer, Wayne Pyle, advised he had previously distributed an updated draft of Exhibit G to the ADL regarding the Jordan River Market Place, which included three changes to the language of that document.

It was noted the developer was in attendance at the meeting to answer questions.

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Board members commented and expressed individual concerns regarding language in the exhibit. Members of the Board expressed the desire for a successful project on a beautiful property that was a gateway to the City.

City Attorney, Richard Catten, addressed the Board and answered questions regarding certain language in the exhibit.

Upon discussion, Mr. Coleman suggested the following changes to language in the section numbers in Exhibit G as listed below:

2. Change “Four” to “Three”
6. Delete “The Improvements may include no more than five (5)” and capitalize the word “Chain” to begin the sentence; and change “35%” to “40”
7. Delete the words “be encouraged”

After discussion, Mr. Coleman moved to approve Resolution No. 09-17, a Resolution Authorizing the Redevelopment Agency of West Valley City (Agency) to Approve Exhibit G to the Agreement between the Agency, Jordan River Marketplace, LLC, and West Valley City for the Development and Redevelopment of Real Property Located in the Jordan River Redevelopment Area, as amended with changes as discussed; and an adopt enforcement mechanism in the ADL. Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Vice Chairman Winder	Yes

Unanimous.

Wayne Pyle, Chief Executive Officer noted, per the motion, the amended ADL will come back to the Board for consideration in the near future.

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THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL REGULAR MEETING OF TUESDAY, AUGUST 11, 2009, WAS ADJOURNED AT 8:13 P.M., BY VICE CHAIRMAN WINDER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, August 11, 2009.

Sheri McKendrick, MMC
Secretary

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